

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM NO. 5

CASE NUMBER/
PROJECT NAME

38-DR-2005
Arizona School of Real Estate Colors/Parking Lot

LOCATION

7125 E 2nd Street

REQUEST

Request approval for exterior paint change, and grading and repaving of parking lot. The applicant is also requesting approval of the proposed landscape plan, and improved public pedestrian improvements.

OWNER

W.G. Bishop Lane
Properties
480-946-5388

ENGINEER

Samer & Associates Inc.
602-263-8511

ARCHITECT/
DESIGNER

Tom Denny Architecture
602-230-8639

APPLICANT/
COORDINATOR

Tom Denny
Tom Denny Architecture
602-230-8639

BACKGROUND

Zoning.

The site is zoned C-3 / DO. The C-3 / DO which allows a mixture of relatively intense commercial activity, including retail, office, business and professional services (and allows heavier commercial activity by conditional use permit). The Downtown Overlay provisions of the zoning ordinance allow residential housing in addition to the underlying commercial designations.

Context.

The site is located on the southwest corner of E. 2nd Street and Bishop Lane.

Adjacent Uses:

- North: A mixture of commercial retail uses in both the C-2/DO and C-3/DO zones.
- South: A mixture of commercial retail uses in C-3/DO zone.
- East: A mixture of commercial retail uses in C-3/DO zone.
- West: A mixture of commercial retail uses in C-3/DO zone.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is requesting approval for an exterior paint change, and grading and repaving of the parking lot. The applicant is also requesting approval of the proposed landscape plan, and public pedestrian improvements.

Development Information.

- Existing Use: School
- Proposed Use: School

- Parcel Size: 39, 690 Square Feet
- Building Size: 5, 120 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 12 Feet
- Parking Required: 27 Spaces
- Parking Provided: 57 Spaces
- FAR Maximum: 1.3
- FAR Provided: 0.13

DISCUSSION

The applicant is proposing to remodel the interior of an existing office building for classroom facilities to serve the Arizona School of Real Estate and Business. As part of that project, the applicant is proposing to enhance the landscape surrounding the structure, re-stucco and repaint the structure, resurface the existing parking lot, provide more parking lot landscaping, and provide new, enhanced pedestrian amenities (including trellis covered benches along the sidewalk).

Project Characteristics.

The existing facility has been on this site for several years. The proposal will invigorate reinvestment in the area. The following improvements are proposed:

- Building Materials / Colors: The existing building will be re-stucco'd and painted an earthtone beige (Dunn Edwards Tumbleweed). The existing wood doors and wood window frames will be repainted in a muted red color (Dunn Edwards Wild Rose).
- Landscape: 4 large existing trees will remain (2 Ash and 2 Olive), along with a myriad of 24-inch box, 2-inch caliper, and 15-gallon trees. A series of 5-gallon shrubs and groundcover to include turf, decomposed granite, river rock, and annuals will be added.
- Pedestrian Amenities: Two (2) eight-foot tall covered wood trellis structures will shade bench seating along the sidewalk on Bishop, near the south of the site, along with one identical (1) trellis structure on 2nd Street. All covered benches include light fixtures on the outside of the structure.
- Fence: Repair and/or replace the existing wrought iron fence with masonry piers to match the existing structure along N. Bishop Lane.

The existing structure will remain in place, and no expansion is being proposed as a portion of this request. The enhanced landscaping and pedestrian improvements will provide an additional opportunity for connectivity within the Downtown area, and will update the existing property. The provision of the covered trellis structures will provide shaded benches for pedestrians to stop as they walk around the Downtown area. Finally, the applicant is providing a significant upgrade in landscape, both on the subject property, and on the adjacent parking lot, including appropriate landscape screening along N. Bishop Lane.

**OTHER BOARDS AND
COMMISSIONS**

None. The action of the Development Review Board is final, unless a timely appeal is filed with the City Clerk of the City of Scottsdale.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

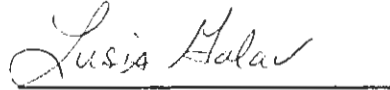
STAFF CONTACT(S)

Mac Cummins, AICP
Senior Planner
Phone: 480-312-7059
E-mail: mcummins@ScottsdaleAZ.gov

APPROVED BY



Mac Cummins, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Project Narrative:

571-PA-2004, 38-DR-2005

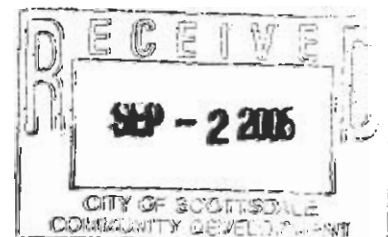
It is proposed to remodel the interior of the existing office building, 7125 East Second Street, shown on Lots 22-24, into a classroom facility for the Arizona School of Real Estate and Business. The interior remodeling is proceeding under Tenant Improvement Plan Check # 4390-05. The two substandard buildings on Lots 19-21, adjacent to the south, have been raised and these lots are to be graded, paved, lighted and landscaped for parking.

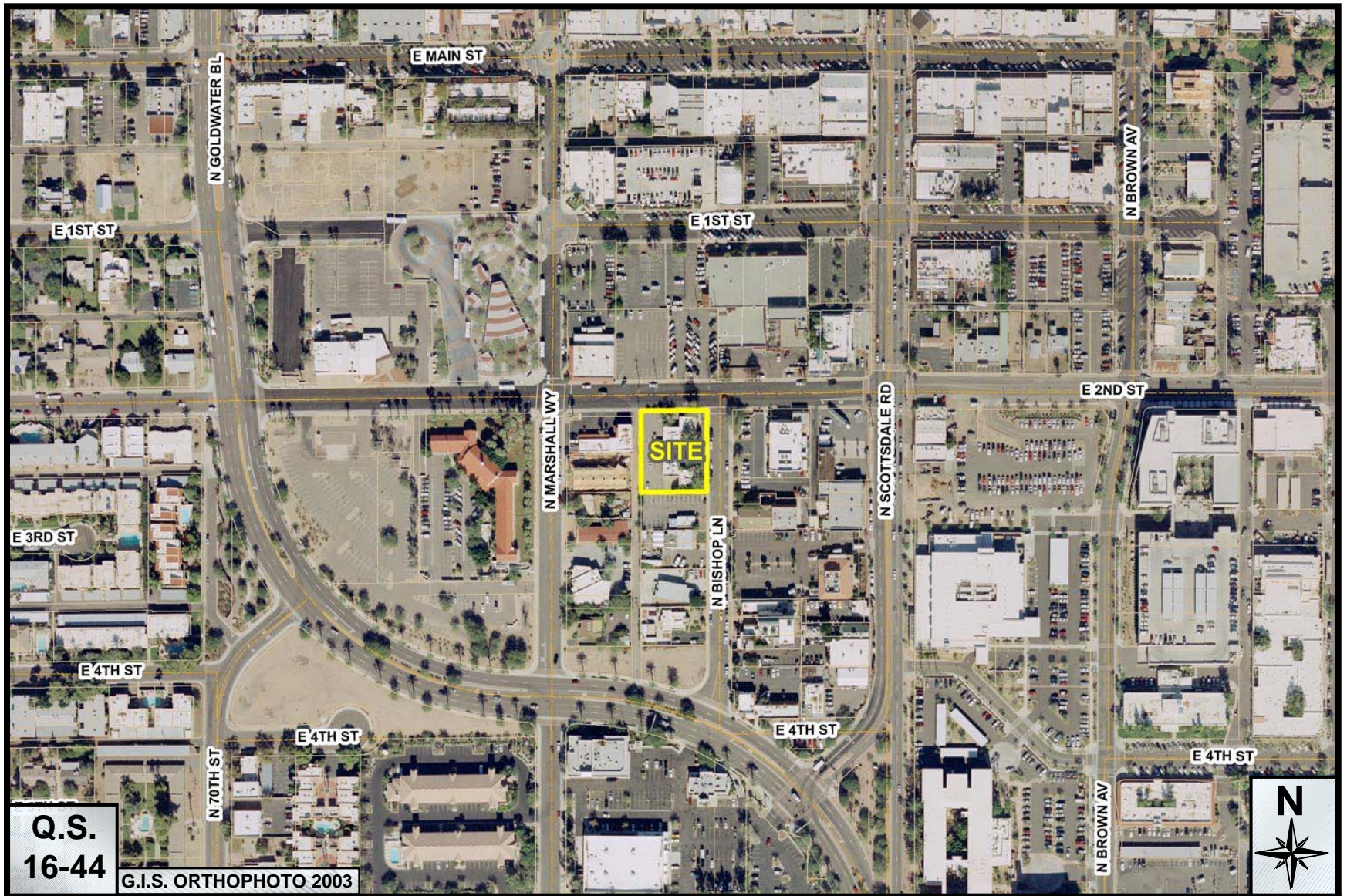
The exterior of the existing old historic office building will be repaired as necessary and painted. The existing original doors and windows will also be repaired and painted. Colors are to be similar to existing but more "earthy", less orange and harsh. The landscaping in the front courtyard will remain: the four very large trees (2 olive and 2 ash) are to be cleaned and trimmed, overgrown shrubs replaced, lawn replanted and a new irrigation system installed. New landscape lighting will be installed to provide security and enhance the street appearance. The areas on north and south, presently in decomposed granite, will be landscaped with xeriscaping material. There is an existing wrought iron fence (about 2'-6" high) along Bishop Lane. The 2 ft. square block piers will be repaired (match building) and the rusted wrought iron fencing replaced to match existing. The existing asphalt paved parking on the west side of the building will be reduced in size, resurfaced and striped for 16 parking spaces.

The new parking lot to the south (Lots 19-21) will be regraded, paved and striped for about 41 cars. A 3 ft. masonry screen wall will be built on the street sides, stuccoed and painted to match the building. The existing 5 ft. sidewalk will be widened or removed and rebuilt to 6 ft wide except along the north part of the Bishop Lane face where the old historic wrought iron fence restricts the walk to 5 ft. Three masonry and wood shade pavilions are to be built; two on Bishop Lane and one on Second Street. Six inch high concrete curbs will protect low water use landscaping (trees and shrubs) in islands, fingers, corners and along street faces. New 16 ft. light poles will be installed in the parking lot to provide security and circulation lighting. When not needed by the school (week end evenings) this lot can be made available to local businesses and galleries for valet parking. Open, public parking for neighborhood business is not anticipated.

Although the Quarter Section Map shows this property to be 4 lots (19 - 22) the real estate titles show 6 lots (19 - 24). In either case it is desired to combine all subject property into one lot. A Property Assemblage Application has been submitted.

In summary, the exterior details and character of the lovely old building and landscaping will remain substantially as is. The significant remodeling will be restricted to the interior. The south half of the property cleaned up and paved, lighted, landscaped, much needed off-street parking provided. Pedestrian enhancement and interest in the form of off-set sidewalks, shade structures and general landscaping will be provided on the Second Street and Bishop Lane faces.





Classroom Facility

38-DR-2005

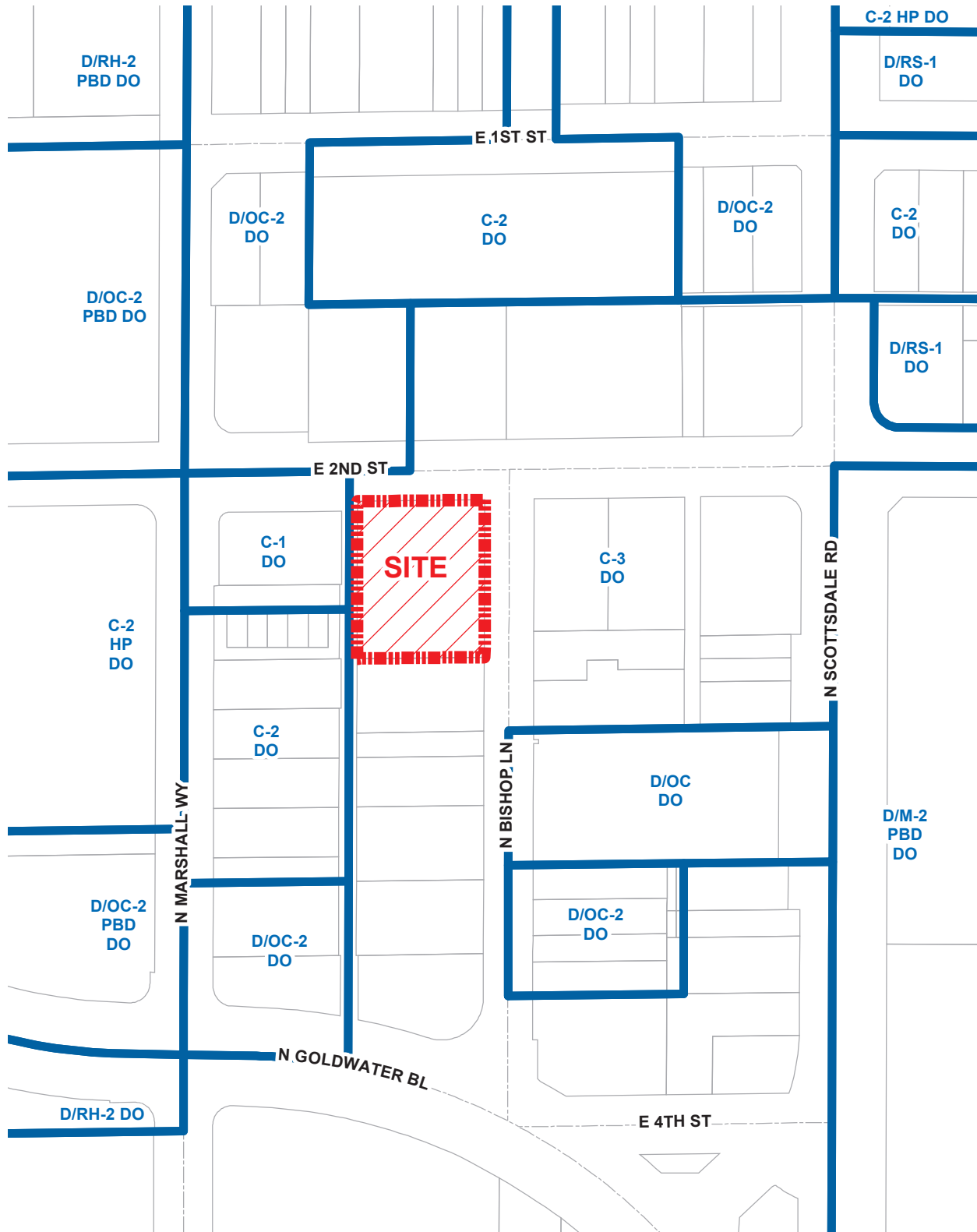
ATTACHMENT #2



Classroom Facility

38-DR-2005

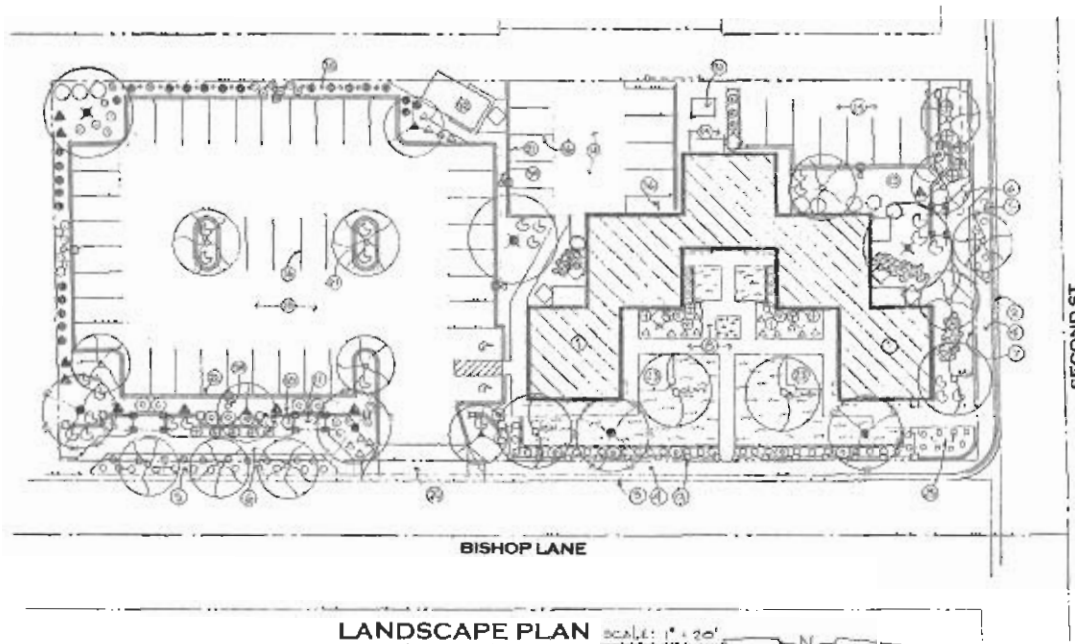
ATTACHMENT #2A



38-DR-2005

ATTACHMENT #3





LANDSCAPE PLAN SCALE: 1" = 20'

MATERIALS LIST

TRAES	QUANTITY
Existing Tree to remain (Two large Olive and two large Ash)	4
Atalaia Fagopyria (Sweet Atalaia) min.	24" box 3
Cercidius Prunus (White Birch) min.	2" caliper 12
Olea Europaea "Swan Hill" (Nonfruiting Olive) min.	2" caliper 4
Protopia Chilensis (Chilensis Mesquite) min.	15 gal 5
	TOTAL 26 (22 HCL)
SHRUBS	QUANTITY
Bougainvillea, Barbara Karyt	5 gal 9
Condalia Pulcherrima (Red Bird of Paradise)	5 gal 17
Leucophyllum Lananoides (Texas Ranger species)	5 gal 11
Barium Glanther (Petite Oak Glanther)	5 gal 20
Senna Aristoides (Feathery Cassia)	5 gal 20
Sophora Secundiflora (Texas Mountain Laurel)	5 gal 10
Tecoma Capensis (Cape Honeysuckle)	5 gal 10
	TOTAL 116
GROUND COVER & VINYL	QUANTITY
Lantana Montevideo (Trailing Purple Lantana)	1 gal 20
Lantana Camara (Trene, Miss Hall, Radiation, Christine, Confetti)	1 gal 31
Lantana Camara (Trailing Gold Lantana)	1 gal 35
Physocarpus Parviflorus (Prostrate Myrsinum)	1 gal 5
	TOTAL 114
Annuals @ 1" x 2" x 4" pots	2207 sq. ft.
Midway Soil Turf	2207 sq. ft.
1/2" screened decomposed granite, 2" depth. Clear to match existing on adjacent property.	
6" x 12" River rock	
6" x 6" extruded concrete separation curb	

NOTES:

1. Trees shall be healthy, full bodied trees with the shape characteristic of the species.
2. A minimum of one half of the trees to be planted shall be Mature Trees, defined as having a 10 to 12 feet high and 2 inch trunk caliper (at average 1" caliper trunk for multiple trunk trees) and, depending on species, 30" or 36" box minimum to match industry standards for required caliper. (Scottsdale Zoning Code, Art. 11C, 3.002)
3. The tree canopy, when fully grown, is anticipated to be 20' @ for Sweet Atalaia, 25' @ for Olive and Palo Verde, 30' @ for Mayapple.
4. There are 7 existing olive, 5 mesquite and 5 palo verde trees on Bishop Lane. There is no existing dominant tree species on 2nd Street, one large palo verde, two acacias of undetermined species in that condition and a number of palo verde & black alder at the bus center. The plans show olives, with some mesquite and palo verde on Bishop and palo verde dominating on 2nd Street.

KEY TO NOTES

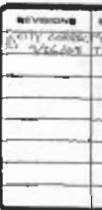
- | | | |
|---|--|---|
| 1. EXISTING BUILDING, REMODEL INTERIOR, EXTERIOR TO REMAIN SUBSTANTIALLY AS IS, REPAIR AND REPAINT. STUCCO, SEE 1907 MO TUMBLE WEED. | 14. EXISTING ASPHALT PAVING TO BE REPAIRED, RESURFACED AND STRIPED. | 21. 1/2" LOT TRANSFORMER |
| 2. EXISTING VERTICAL CURB AND GUTTER, TO REMAIN. | 15. NEW ASPHALT PAVING. | 22. NEW TRASH DUMPSTER ENCLOSURE, CITY OF SCOTTSDALE STANDARD STUCCO AND PAINT TO MATCH BUILDING. |
| 3. EXISTING ROLL CURB AND GUTTER, TO REMAIN. | 16. PAINTED PARKING STRIPES. | 23. NEW CONCRETE WALK FROM CRUISED PARKING TO EXISTING WALK, MATCHING SLOPE AND IN DIRECTION OF TRAVEL. |
| 4. EXISTING 5 FT. CONCRETE SIDEWALK, TO REMAIN. | 17. 11 FT. X 18 FT. VAN ACCESSIBLE DISABLED PARKING. | 24. NEW 18 FT. HIGH PARKING LOT SECURITY LIGHT STANDARDS. |
| 5. REMOVE EXISTING 5 FT. CONCRETE SIDEWALK. | 18. 8 FT. X 18 FT. DISABLED PARKING. | 25. 4" X 1/2" HIGH STEEL PIPE BOLLARDS @ 8' ON C. |
| 6. NEW 5 FT. CONCRETE SIDEWALK. | 19. DISABLED PARKING SIGN ADVANCING STANDARDS. | 26. BICYCLE PARKING RACK. |
| 7. NEW 1/2" CONCRETE TO EXISTING 5 FT. SIDEWALK TO MAKE 6 FT. | 20. 34 FT. CONCRETE CITY OF SCOTTSDALE STANDARD. | |
| 8. EXISTING CONCRETE ON-SITE PAVEMENT, TO REMAIN. | 21. 8" HIGH EXTRUDED CONCRETE PARKING LOT CURBS. | |
| 9. EXISTING 2" X 4" BRICK/CLAY (NOV) FENCE WITH 2 FT. SO. MASONRY PIER. REPAIR AND OR REPLACE TO MATCH EXISTING. PAINT IN BLACK. PAINT FENCE TO MATCH THE BUILDING OR 1907 MO TUMBLE WEED. | 22. EXISTING CONCRETE ON-SITE PAVEMENT, TO REMAIN. | |
| 10. NEW 5 FT. MASONRY SCREEN WALL WITH 2 FT. SO. 2" X 4" PIER. STUCCO AND PAINT TO MATCH THE BUILDING OR 1907 MO TUMBLE WEED. | 23. 10 FT. SQUARE EXPOSED AGGREGATE FLOOR TEXTURED CONCRETE SLAB, CUT OUT AS REQUIRED TO ACCOMMODATE EXISTING OLIVE TREES. | |
| 11. BRIDGE PAVILION MASONRY PIER, 2 FT. SO. X 8" X 8" HIGH WITH WOOD BEAMS AND LATHING ABOVE. MASONRY STUCCOED AND PAINTED TO MATCH THE BUILDING OR 1907 MO TUMBLE WEED. WOOD PAINTED TO MATCH BUILDING DOORS AND TRIM, OR 1907 MO TUMBLE WEED. | 24. FILL IN EXISTING NARROW PLANTING CUTOUTS IN EXISTING WALKWAYS TO MATCH. | |
| 12. NEW 4 FT. CONCRETE WALKWAY IN SERVICE AREAS. | 25. MONUMENT SIGN BY SEPARATE PERMIT NOT A PART OF THIS WORK. | |
| 13. EXISTING ASPHALT PAVING TO BE REMOVED AND REPLACED WITH LOW WATER USE LANDSCAPING. | 26. EXISTING TURF LAWN TO REMAIN AND BE RESTORED. | |
| | 27. EXISTING TURF TO BE REMOVED AND REPLACED WITH LOW WATER USE PLANTING. | |
| | 28. NEW LOW WATER USE PLANTING. | |
| | 29. SEASONAL FLOWERS. | |
| | 30. 5 FT. HIGH MASONRY SCREEN WALLS AT AIR COND COMPRESSORS, STUCCO AND PAINT TO MATCH BUILDING OR 1907 MO TUMBLE WEED. | |

38-DR-2005
REV: 09/26/2005

REMODEL CLASSROOMS & PARKING
7125 E. 2ND STREET, SCOTTSDALE, ARIZONA
ARIZONA SCHOOL OF REAL ESTATE & BUSINESS
11111 N. BISHOP LANE, PHOENIX, AZ 85028

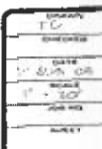
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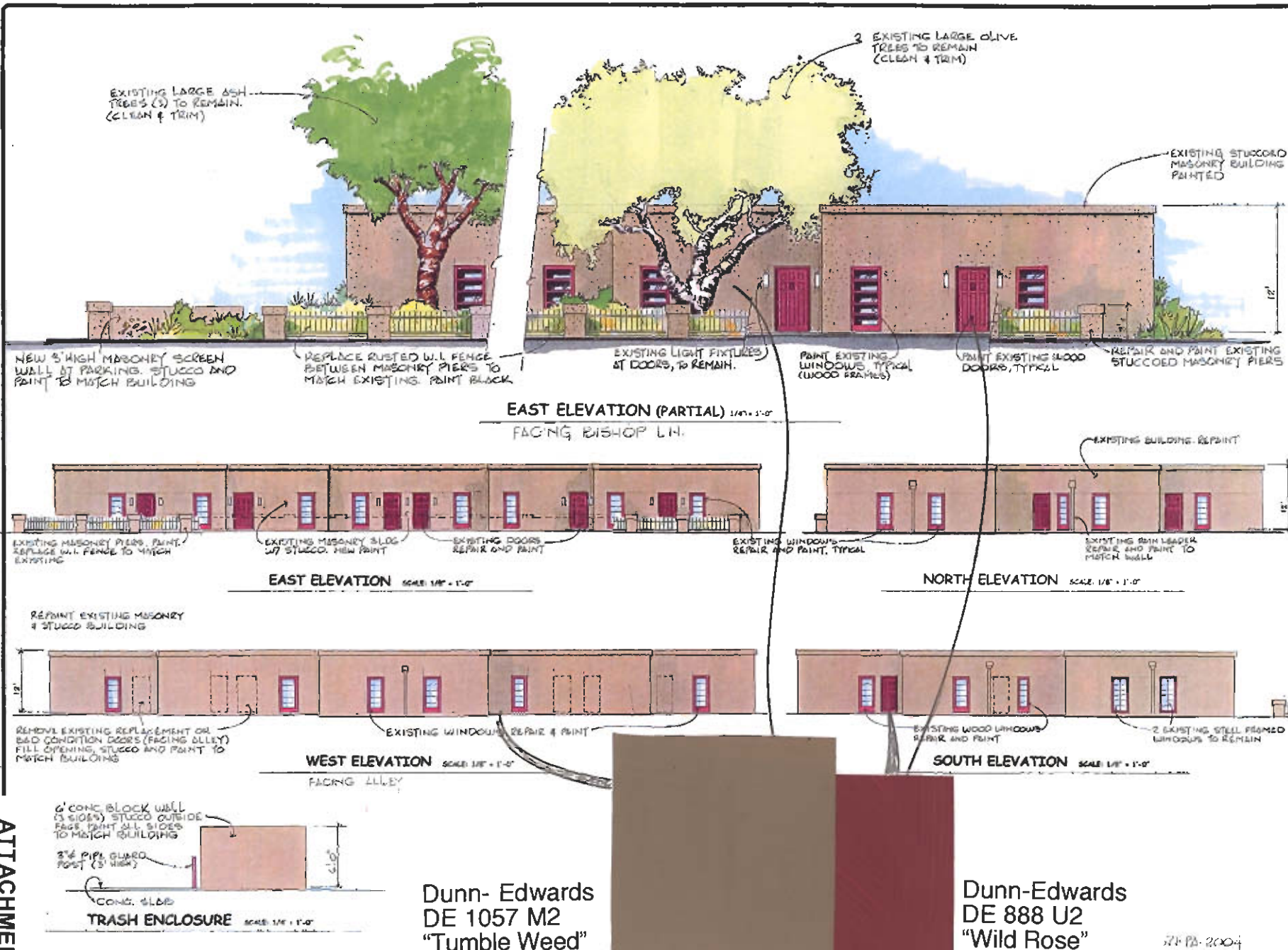
LANDSCAPE PLAN



TOM DENNY, ARCHITECTURE
1521 W. Catalina Dr.
Phoenix, AZ 85009
Phone: 602.955.1234
Fax: 602.955.1235
tdenny@tda.com

REMODEL CLASSROOMS & PARKING
7125 E. 2ND STREET, SCOTTSDALE, ARIZONA
FOR
ARIZONA SCHOOL OF REAL ESTATE & BUSINESS
11111 N. BISHOP LANE, PHOENIX, AZ 85028





Dunn- Edwards
DE 1057 M2
"Tumble Weed"
W704 Acri-flat

Dunn-Edwards
DE 888 U2
"Wild Rose"
W940 Permashell

5/18/2004

REVISION	BY



TOM DENNY ARCHITECTURE
1001 N. 10TH AVE.
PHOENIX, AZ 85016
TEL: 602-244-8880
WWW.TOMDENNYARCH.COM

REMODEL FOR CLASSROOM FACILITY
ARIZONA SCHOOL OF REAL ESTATE & BUSINESS
BY W & B BISHOP LAKE PROPERTIES, LLC
REMODEL EXISTING 7025 E. 2ND STREET
SCOTTSDALE, ARIZONA

ELEVATIONS

DATE	5/18/04
BY	JD
CHECKED	JD
SCALE	AS SHOWN
PROJECT	DE 1057 M2

Arizona School of Real Estate
7125 E. 2nd Street
Scottsdale, AZ
Classroom and Parking Remodel

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☐ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☐ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Arizona School of Real Estate Colors/Parking Lot Case 38-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Tom Denny, Architecture with a staff receipt date of 5/6/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Tom Denny, Architecture with a staff receipt date of 9/26/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Tom Denny Architecture with a staff receipt date of 9/26/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All new exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No new exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Dooley wall fencing shall not be allowed.
6. All walls shall match the architectural color, materials and finish of the building(s).
7. *All colors that are shown as tan on the elevation drawing shall be Dunn – Edwards DE 1057 M2 “Tumble Weed” W704 Acrylic-flat or equivalent.*
8. *All colors that are shown as maroon on the elevation drawings shall be Dunn – Edwards DE 888 U2 “Wild Rose” W940 Permaplast or equivalent.*

SITE DESIGN:

DRB Stipulations

9. *A minimum of 28 parking spaces shall be dimensioned to meet the design standards of the zoning ordinance. Under the Zoning Ordinance, the DRB is empowered to approve reductions to the minimum parking space dimensions. The remainder of parking spaces are approved as compact with the minimum dimensions as shown on the above referenced site plan.*

ATTACHMENT B

LANDSCAPE DESIGN:**DRB Stipulations**

10. *Keynotes for work to paved areas and structures are not part of the landscape plan approval.*
11. *No shrub, succulent, ground cover, or accent plant with a regional maximum growth habit exceeding two feet in height shall be permitted within the site visibility triangles as defined in the City of Scottsdale Design Standards and Policies Manual. The defined triangles shall be applied at the intersection of the site driveway with the public streets, and at the intersection of the alley with the public street.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

12. All new exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 16 feet.
15. All new exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All new luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- A. *At the time of review, the applicable zoning case for the subject site was: 15-CI-1966.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

21. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Tom Denny, Architecture with a staff receipt date of 5/6/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Tom Denny, Architecture with a staff receipt date of 9/26/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Tom Denny Architecture with a staff receipt date of 9/26/2005.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. A final drainage statement shall be submitted to discuss drainage design and stormwater management of the proposed improvement.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage statement and Grading and Drainage plan.
23. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. Prior to final plan submittal, a Stormwater Storage Waiver Request shall be submitted to One Stop Shop for review and approval by the City's Stormwater Management.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage statement, subject to City staff approval.
- D. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

(2) Drywells are not permitted.

E. Street Crossings:

(1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
2 nd Street	Residential	30' (Half Street)	Existing	Existing	Existing
Bishop Lane	Residential	25' (Half Street)	Existing	Existing	Existing

DRB Stipulations

24. The developer shall design and construct a driveway on Bishop Lane in general conformance with type CL-1, City of Scottsdale Standard Detail #2256.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- G. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

25. The developer shall provide a minimum parking-aisle width of 24 feet.
26. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Sidewalk Easement	Over the portions of public sidewalk located in the private property.

DRB Stipulations

27. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

28. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Bishop Lane and 2nd Street except at the approved driveway location.

29. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

I. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

K. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

30. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.

31. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

L. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

M. Underground vault-type containers are not allowed.

N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

32. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

33. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

34. Any on-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

35. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

Q. Any privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

36. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]